

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Bullfrog Station Inc			<b>FID #</b> (if appropriate):
<b>BRRS #:</b>	03-68-001302			
<b>COMMERCE #</b> (if appropriate):	53118-9350-19			
<b>CLOSURE DATE:</b>	January 5, 2005			
<b>STREET ADDRESS:</b>	319 N Main St			
<b>CITY:</b>	Dousman			
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection): 644406, 284017 - Contaminant Area Coordinates - per WDNR		<b>X =</b>	NW: 644377 NE: 644650 SE: 644446 SW: 644380	<b>Y =</b> 284137 284109 283993 283991
<b>CONTAMINATED MEDIA:</b>	Groundwater		Soil	Both
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	X	No	
<b>• IF YES, STREET ADDRESS:</b>	No Address Assigned			
<b>• GPS COORDINATES</b> (meters in WTM91 projection): 644370, 284017 - Contaminant Area Coordinates - per WDNR	<b>X =</b>	NW: 644301 NE: 644377 SE: 644380 SW: 644306	<b>Y =</b>	284175 284137 283991 283993
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):	Yes		No	X
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes		No	X
<b><u>DOCUMENTS NEEDED</u></b>				
Closure Letter, and any conditional closure letter issued				X
Copy of most recent deed, including legal description, for all affected properties				X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties				X
County Parcel ID number, if used for county, for all affected properties				X
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map in sufficient detail to permit the parcels to be located easily. If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.				X
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.				X
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)</b>				X
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>				X
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.				X
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>				X
<b>GW: Latest groundwater flow direction map (2 maps if maximum variation in flow direction is greater than 20 degrees)</b>				X
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>				X
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)				X
<b>RP certified statement that legal descriptions are complete and accurate.</b>				X
<b>Copies of off-source notification letters (if applicable)</b>				X
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>				
<b>Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure</b>				





ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

January 5, 2005

Mr. Larry Williams  
Bullfrog Station, Inc.  
319 North Main Street  
Dousman, WI 53118-9350

RE: **Final Closure**

**Commerce # 53118-9350-19**      WDNR BRRS # 03-68-001302  
Bullfrog Station, Inc., 319 North Main Street, Dousman

Dear Mr. Williams:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

Linda M. Michalets  
Hydrogeologist  
Site Review Section

cc: Mr. David Jackson, Moraine Environmental, Inc.  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

November 18, 2004

Mr. Larry Williams, Sr.  
Bullfrog Station, Inc.  
319 North Main Street  
Dousman, WI 53118

RE: **Conditional Case Closure**

**Commerce # 53118-9350-19**      **WDNR BRRTS # 03-68-001302**  
Bullfrog Station, Inc., 319 North Main Street, Dousman

Dear Mr. Williams:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Moraine Environmental, Inc. (Moraine), for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

Commerce will not require additional groundwater monitoring at this site. The petroleum concentrations remained relatively low in water at well MW-2, approximately 10 feet immediately downgradient from the source excavation area, even over two years after soil remediation. Considering that over 1,300 tons of contaminated soil was removed in 1995 and air sparging was conducted for one season, it is expected that the contaminant plume should continue to naturally attenuate over time. The plume has not migrated to any great extent and variations in the concentrations at the wells are likely reflective of fluctuations in water table elevations and groundwater flow directions over time. Commerce concurs with Moraine's conclusion that the plume should remain within the property boundaries.

**The following conditions must be satisfied to obtain final closure:**

- The recovery sump and five monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.
- A deed notice is required to address the two monitoring wells (MW-2 and MW-5) that were not properly abandoned. The draft deed notice submitted by Moraine is acceptable to address this requirement.
- Along with the previous condition, abandonment documentation is still required for three monitoring wells from the original site investigation conducted in the late 1980s. I have enclosed some correspondence from the file that references these wells. If you cannot provide documentation that these wells (MW-3A, MW-4 and MW-6) have been properly abandoned, the deed notice should include these locations.



The air sparge system should be dismantled and any reusable parts should be salvaged. Please contact Darin Powers of the PECFA Claim Section (608-261-6544) to determine which parts should be made available for PECFA-funded projects.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording deed notices or other restrictions are not eligible for PECFA reimbursement, and the recording of these notices should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,



Linda M. Michalets  
Hydrogeologist  
Site Review Section

Enclosures

cc: Mr. David Jackson, Moraine Environmental, Inc.  
Case File

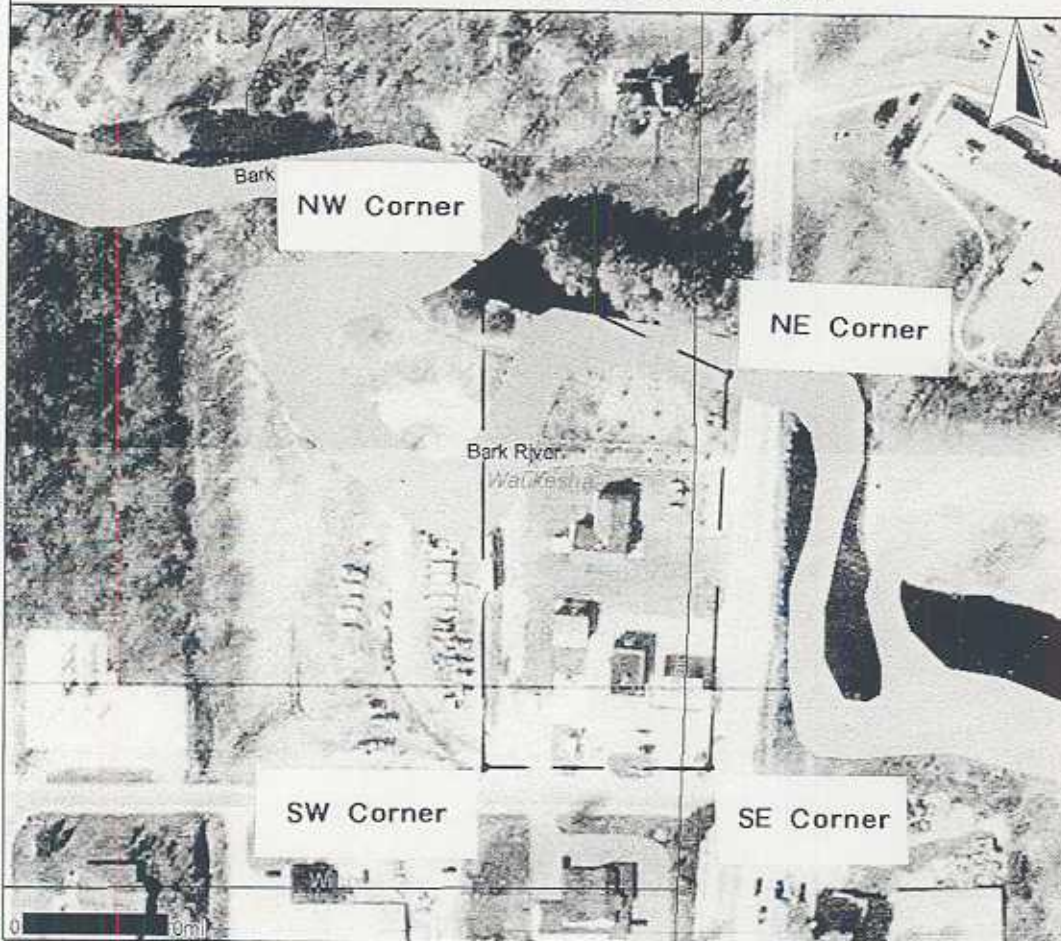
Bullfrog Station

Source Property

Map created Wed Sep 29 14:22:58 CDT 2004

Legend

- Classified Remediation Sites
- Groundwater
  - Soil
  - Groundwater and Soil
  - Offshore Contamination
  - County Boundary
  - 24K Open Water



Scale: 1:1,659

DO NOT USE FOR NAVIGATION

Source Property  
Bullfrog Station  
Dousman WI

NW Corner:

NE Corner:

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position

Lat/Lon: 88° 28' 24.8" W  
43° 1' 11.0" N

UTM (x, y): 379928, 4764060  
(zone 16)

WTM: 644377, 284137

County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position

Lat/Lon: 88° 28' 21.6" W  
43° 1' 10.1" N

UTM (x, y): 380001, 4764029  
(zone 16)

WTM: 644450, 284109

24K Open Water

SHAID Name: Bark River

SHAID Water Body Id Code (WBIC): 813500

County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region

SW Corner

SE Corner:

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position

Lat/Lon: 88° 28' 24.8" W  
43° 1' 6.3" N

UTM (x, y): 379926, 4763914  
(zone 16)

WTM: 644380, 283991

County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position

Lat/Lon: 88° 28' 21.9" W  
43° 1' 6.3" N

UTM (x, y): 379992, 4763914  
(zone 16)

WTM: 644446, 283993

County Boundary

Name: Waukesha

County FIPS: 133

Region Name: Southeast Region



Wolf Property

Affected Neighboring Property

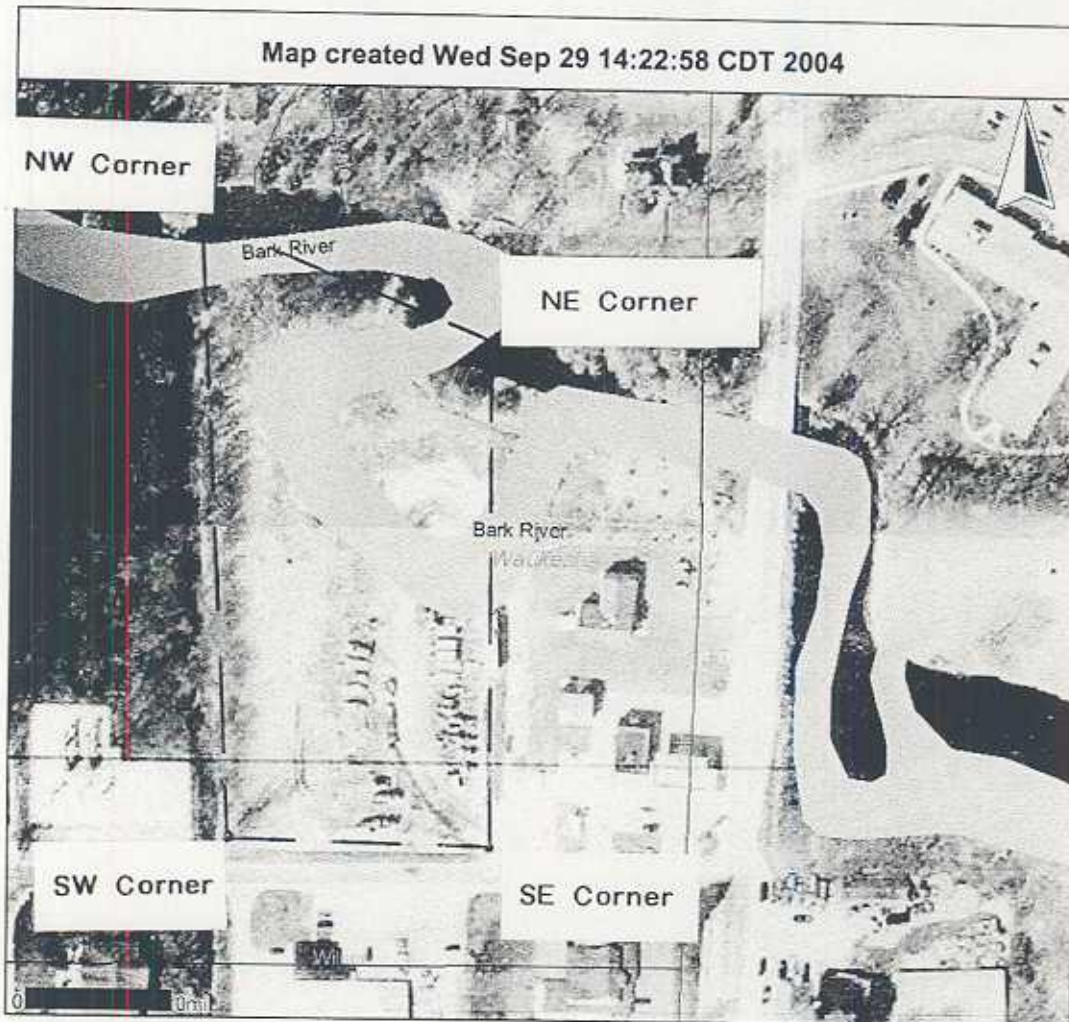
Map created Wed Sep 29 14:22:58 CDT 2004

### Legend

- Groundwater
- Well
- Groundwater Jet Well
- Offshore Contamination
- County Boundary
- 24K Open Water

Scale: 1:1,659

DO NOT USE FOR NAVIGATION



Affected Neighboring Property  
Devin Wolf Property  
Dousman WI

NW Corner:

NE Corner:

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 03:06 PM

Coordinate Position  
Lat/Lon: 88° 28' 28.2" W  
43° 1' 12.3" N  
UTM (x, y): 379854, 4764101  
(zone 16)  
WTM: 644301, 284175  
County Boundary  
Name: Waukesha  
County FIPS: 133  
Region Name: Southeast Region

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position  
Lat/Lon: 88° 28' 24.8" W  
43° 1' 11.0" N  
UTM (x, y): 379928, 4764060  
(zone 16)  
WTM: 644377, 284137  
County Boundary  
Name: Waukesha  
County FIPS: 133  
Region Name: Southeast Region

SW Corner

SE Corner:

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 03:05 PM

Coordinate Position  
Lat/Lon: 88° 28' 28.1" W  
43° 1' 6.4" N  
UTM (x, y): 379853, 4763918  
(zone 16)  
WTM: 644306, 283993  
County Boundary  
Name: Waukesha  
County FIPS: 133  
Region Name: Southeast Region

**Wisconsin DNR - Identify Results**

Report generated September 29, 2004 - 02:37 PM

Coordinate Position  
Lat/Lon: 88° 28' 24.8" W  
43° 1' 6.3" N  
UTM (x, y): 379926, 4763914  
(zone 16)  
WTM: 644380, 283991  
County Boundary  
Name: Waukesha  
County FIPS: 133  
Region Name: Southeast Region





4C2964230-001

STATE BAR OF WISCONSIN FORM 1-1998  
WARRANTY DEED

003614 MAY-83

2984230

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

03-08-2003 3:38 PM

MICHAEL J. HASLINGER  
REGISTER OF DEEDSREC. FEE: 4.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 1

This Deed, made between Lawrence A. Wolf and Lucille B. Wolf, husband and wife ("Grantor")

and Larry W. Williams, Sr. and Elizabeth A. Williams, husband and wife ("Grantee").

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Waukesha County, State of Wisconsin (the "Property"):

FEE (17)  
\$77.25  
EXEMPT

Grantor and Grantee Address:

Larry W. Williams, Sr.  
530638720 School Section Lk. Rd.  
Dousman WI 53118

This Deed is given in fulfillment of the Land Contract by and between Lawrence A. Wolf and Lucille B. Wolf, husband and wife, as vendors and Larry W. Williams, Sr. and Elizabeth A. Williams, husband and wife, as vendees, dated March 4, 1991 and recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 7, 1991 in Reel 1281, Image 721 as Document No. 1637089.

DOUV 711 950 001

Parcel Identification Number (PIN)

This is not homestead property.  
(if it is not)jls  
11  
1

All except the Westerly 60.00 feet, as measured normal to the West lot line, of Outlot Thirty-one (31), of the Assessment Map of the Village of Dousman, being a part of the Southwest One-quarter (1/4) of Section Thirty-four (34), in Township Seven (7) North, Range Seventeen (17) East, in the Village of Dousman, Waukesha County, Wisconsin. Said land is bounded on the East by the Westerly right-of-way of Main Street (66 feet wide), on the North by the center line of the Bark River, on the West by a line 60.00 feet East of the Westerly line of Outlot 31, and on the South by the Northerly right-of-way line of Wilson Avenue (66 feet wide).

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 18 day of March, 2003

Lawrence A. Wolf (SEAL)  
\*Lawrence A. Wolf  
(SEAL)Lucille B. Wolf (SEAL)  
\*Lucille B. Wolf  
James W. Williams, Sr. & Elizabeth A. Williams (SEAL)

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_ day of \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_)

authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Kurt Schermacher, ESQ./

For: Land Closing Services, Inc.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

State of Wisconsin,

WAUKESHA County, } ss.

Personally came before me this 18<sup>th</sup> day of March, 2003 the above named Lawrence A. Wolf and Lucille B. Wolf to me known to be the persons who executed the foregoing instrument and acknowledge the same.Todd Scheld  
Notary Public, State of Wisconsin  
My Commission is permanent. (If not, state expiration date)

8/15/2004



\*Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED

STATE BAR OF WISCONSIN FORM No. 1 - 1998

3000 Vision Form 5/00/03/98

AFFIDAVIT  
OF CORRECTION

000250 NOV-68

3094833

REGISTER'S OFFICE  
WAUKESHA COUNTY, WI  
RECORDED ON

11-06-2003 8:25 AM

MICHAEL J. HASSLINGER  
REGISTER OF DEEDS

REC. FEE: 4.00  
REC. FEE-CO: 5.00  
REC. FEE-ST: 2.00  
TRAN. FEE:  
TRAN. FEE-STATE:  
PAGES: 1



UC3094833-001

Return Address

Land Title Services, Inc.  
7700 West Bluemound Road  
Wauwatosa, WI 53213-3440  
File No.: 0353090W

Parcel ID Number: DOUV 711 950 001

Robert J. Mitchell, of Milwaukee County, Wisconsin,  
being duly sworn, on oath deposes and says that:

That the affiant is an officer of Land Title Services, Inc. and is familiar with the preparation of the title commitment from which a  
Warranty Deed was drafted which intended to convey the following described land:

All except the Westerly 60.00 feet, as measured normal to the West lot line, of Lot Thirty-one (31), also  
known as Outlot Thirty-one (31), of the Assessment Map of the Village of Dousman, being a part of the  
Southwest One-quarter (1/4) of Section Thirty-four (34), in Township Seven (7) North, Range Seventeen  
(17) East, in the Village of Dousman, Waukesha County, Wisconsin. Said land is bounded on the East by  
the Westerly right-of-way of Main Street (66 feet wide), on the North by the center line of the Bark River,  
on the West by a line 60.00 feet East of the Westerly line of Outlot 31, and on the South by the Northerly  
right-of-way line of Wilson Avenue (66 feet wide).

1. The foregoing is the CORRECT DESCRIPTION.
2. That the Warranty Deed executed by Lawrence A. Wolf and Lucille B. Wolf, husband and wife, to Larry W. Williams, Sr.  
and Elizabeth A. Williams, husband and wife was drafted and executed containing an incorrect legal description. Said  
Warranty Deed was recorded on May 8, 2003 as Document No. 2984230.
3. That the affiant knows that the error was inadvertent and the said document should have conveyed the lands described  
above and identified as the CORRECT DESCRIPTION.
4. That the affiant makes this affidavit to clarify and correct the public records and to confirm the title to the CORRECT  
DESCRIPTION.

Dated: Nov 4, 2003

Robert J. Mitchell (SEAL)  
Robert J. Mitchell

STATE OF WISCONSIN

County of Milwaukee

Signed and sworn to before me on this 4th day of November, 2003, by Robert J. Mitchell

THIS INSTRUMENT WAS DRAFTED BY

Robert J. Mitchell

Notary Public Milwaukee County, Wisconsin

My Commission Expires: 12/3/06

\* Names of persons signing in any capacity should be typed or printed below their signatures.  
AFFCOR





000433 NOV 198



403099689-002

Document Number

STATE BAR OF WISCONSIN FORM 3 - 2000  
QUIT CLAIM DEED

**This Deed**, made between Lawrence A. Wolf, an unmarried individual, Grantor, and Wolf Construction Co., Inc., a Wisconsin corporation, Grantee. Grantor quit claims to Grantee the following described real estate in Waukesha County, State of Wisconsin (if more space is needed, please attach addendum):

SEE ATTACHED ADDENDUM

Together with all appurtenant rights, title and interests.

 0000000000  
 REGISTER'S OFFICE  
 WAUKESHA COUNTY, WI  
 RECORDED ON

11-19-2003 9:51 AM

MICHAEL J. HASLINGER  
REGISTER OF DEEDS
 REC. FEE: 5.00  
 REC. FEE-CD: 5.00  
 REC. FEE-ST: 2.00  
 TRAN. FEE: 15.00  
 TRAN. FEE-STAT: 60.00  
 PAGES: 2

## Recording Area

 Name and Return Address  
 Attorney Brian G. Carroll  
 GODFREY & KAHN, S.C.  
 N21 W23350 Ridgeview Parkway  
 Waukesha, Wisconsin 53188

 TRANSFER  
 \$ 75.00  
 FEE

DOUV 0711.950

Parcel Identification Number (PIN)

This is not homestead property.Dated this 28 day of Aug. 2003
  
 \* Lawrence A. Wolf

## AUTHENTICATION

 Signature(s) of Lawrence A. Wolf authenticated this 28 day  
 of Aug. 2003.

  
 \* William F. Reilly

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

 Attorney Charles W. Cousland  
 GODFREY & KAHN, S.C.  
 N21 W23350 Ridgeview Parkway  
 Waukesha, WI 53188

## ACKNOWLEDGMENT

 STATE OF WISCONSIN )  
 ) ss.  
 \_\_\_\_\_ County )

 Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_,  
 the above named \_\_\_\_\_ to me known to be the person \_\_\_\_\_ who  
 executed the foregoing instrument and acknowledged the same.

 Notary Public, State of Wisconsin  
 My Commission is permanent. (If not, state expiration date: \_\_\_\_\_.)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

\*Names of persons signing in any capacity must be typed or printed below their signature.

MW731983\_1.DOC

QUIT CLAIM DEED

STATE BAR OF WISCONSIN

FORM No. 3 - 2000

## ADDENDUM

Grantor: Lawrence A. Wolf, an unmarried individual  
Grantee: Wolf Construction Co., Inc., a Wisconsin corporation  
Property Address: 319 Main Street, Village of Dousman, Wisconsin  
Tax Key No.: DOUV 0711.950

Grantor's entire undivided  $\frac{1}{2}$  interest in the following described real estate:

All that piece or parcel of land in the Southwest  $\frac{1}{4}$  of Section 34, Township 7 North, Range 17 East, in the Village of Dousman, County of Waukesha, State of Wisconsin, described as follows:

Commencing at the South  $\frac{1}{4}$  corner of Section 34; thence North on the  $\frac{1}{4}$  line 447 feet to the center of Bark River; thence in a general Westerly direction along the center of the said Bark River to a point where the drainage ditch opens into Bark River; thence due South along the center of said ditch to a point where the ditch crosses the South line of Section 34; thence East along the South line of said Section 34 to the place of beginning.

EXCEPTING THEREFROM the highway running along the East line thereof and all land lying East of said highway.

Part of the above real estate now known as Lot 30 and Outlot 31 of the Assessment Map of the Village of Dousman.

EXCEPTING THEREFROM that part thereof conveyed by Abram Hardell and Mary A. Hardell, his wife to John C. Martin by Warranty Deed, dated February 11, 1903 and recorded February 20, 1903 in Volume 103 of Deeds on Page 352 and drainage ditch conveyed to the Chicago Northwestern Railway Co. and Village of Dousman as per deed recorded in Volume 64 of Deeds, Page 307 and except that part conveyed in Land Contract dated March 4, 1991 and recorded on March 7, 1991 on Reel 1281, Image 721 as Document No. 1637089.



MAP OF  
the

situated in sections 37 & 40 R.R.

34 T-7 N R 17 E

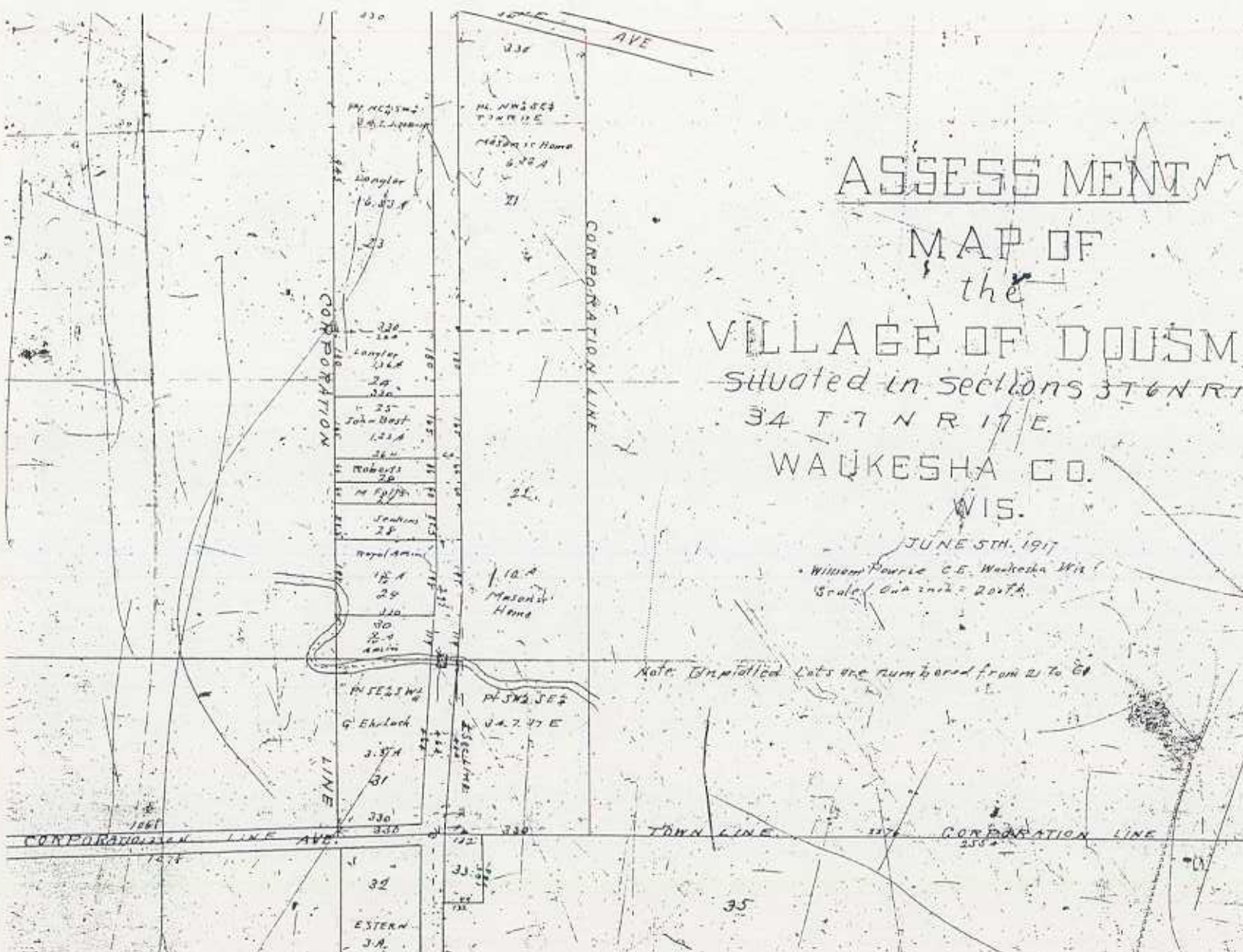
WAKESHA CO.

15

JUNE 5TH. 1911

• William Purrie C.E. Waukesha Wis.  
Scale 1/4" = 20 ft.

Note: Unplotted lots are numbered from 21 to 60



Wolf Property: No Address Assigned (See Attached Map)

Wilson Avenue

Parcel ID Number: 0711-950

Dousman, WI



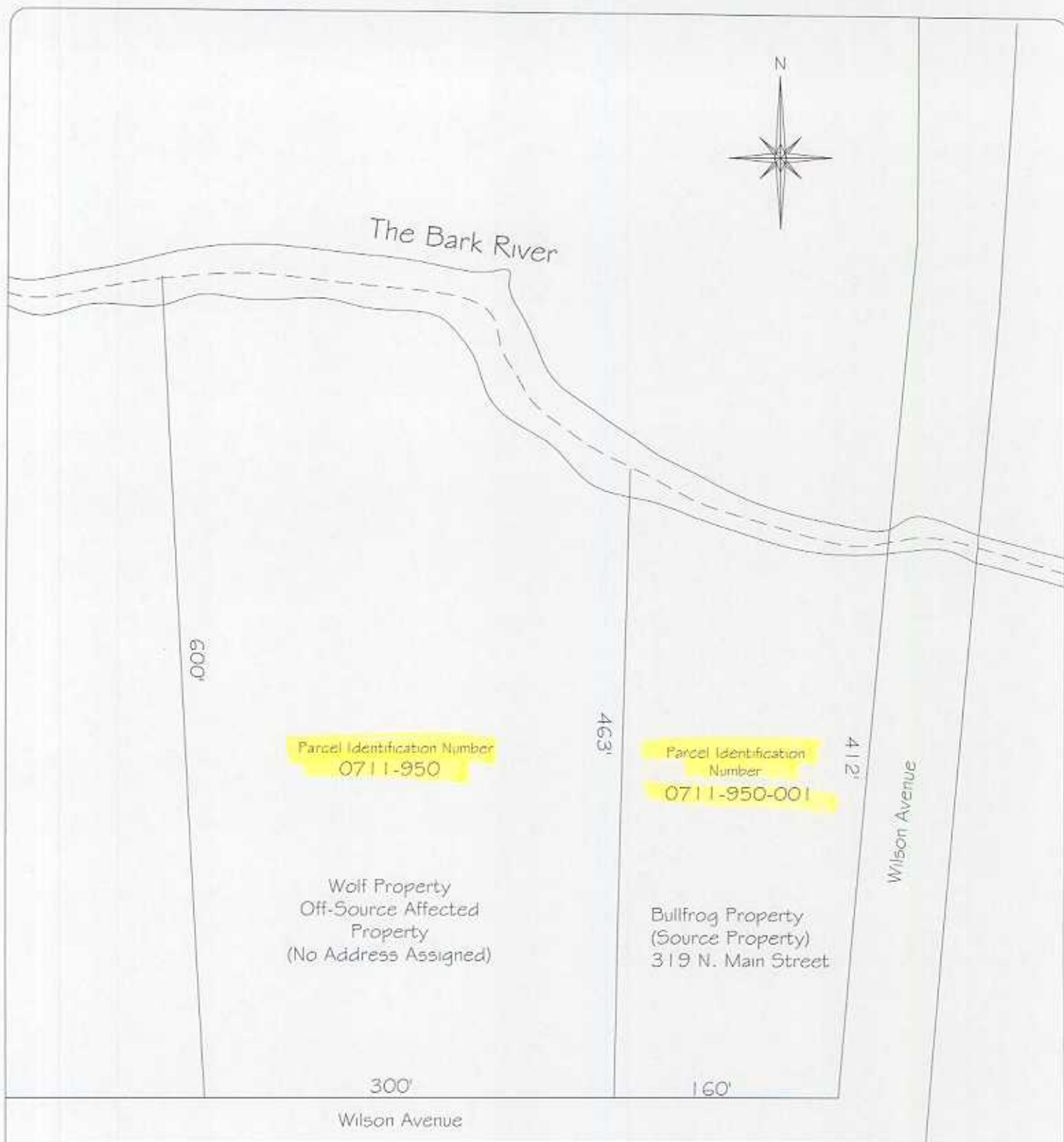


Figure 2:  
Land Parcel Map

Drawn By: AAM

Date:

Project Ref. No:

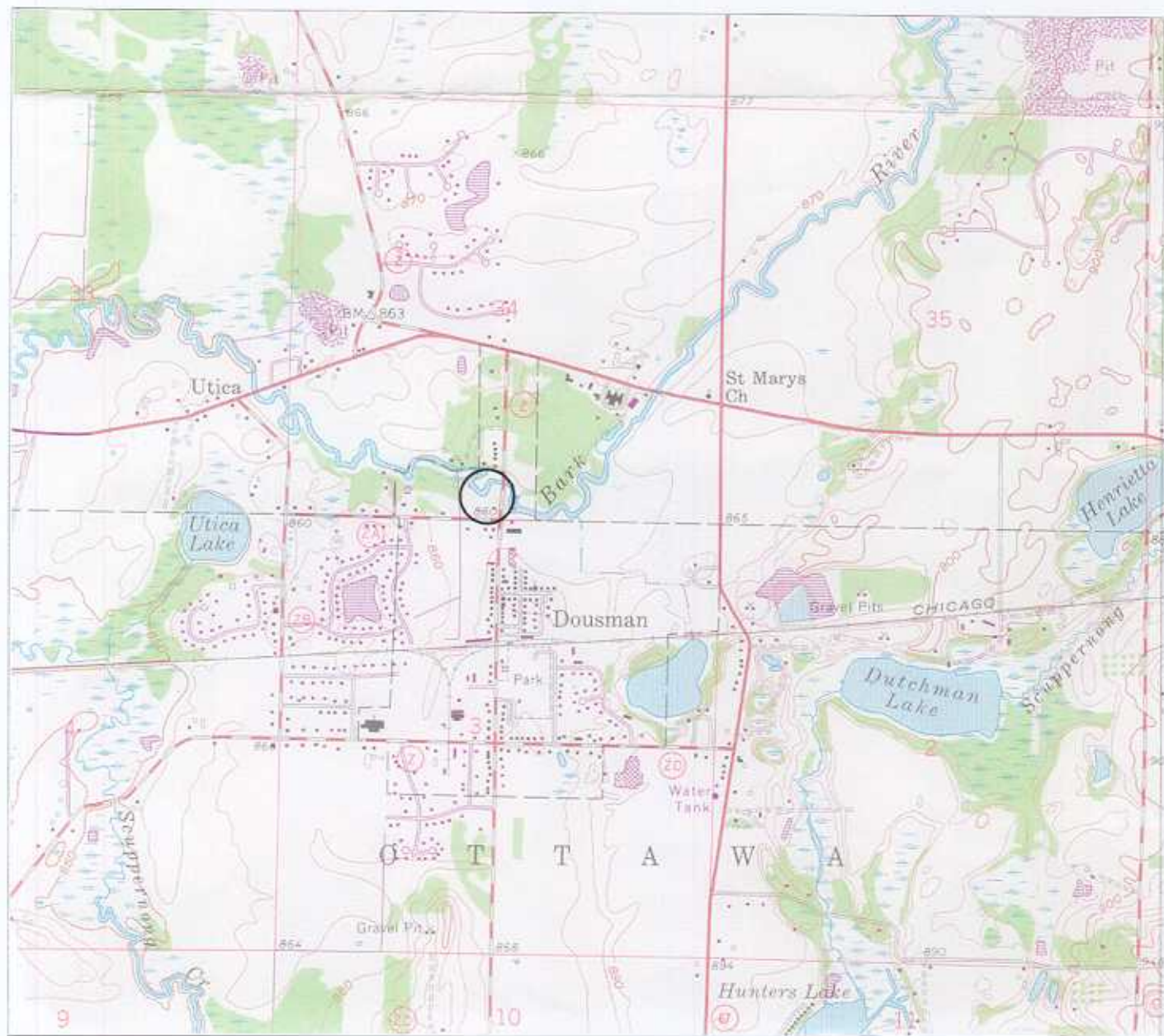
\*Note: Not a legal survey,  
adapted from field notes

Bullfrog Station and Wolf Properties  
Dousman, WI

Moraine Environmental, Inc.  
Environmental Management Services



1234 12th Avenue Grailson, WI 53024-1924  
262-377-9060 / Fax 262-377-9770



ADAPTED FROM USGS 7.5 Oconomoc East Quadrangle  
(PHOTOREVISED 1971)  
(PHOTOINSPECTED 1976)



Part of The:  
SW 1/4  
Section 34  
Township 7N  
Range 17E

Bullfrog Station  
319 N. Main Street  
Dousman, WI

Figure 1

Moraine Environmental, Inc.  
Environmental Management Services



1234 12th Avenue Grafton, WI 53024-1924  
262-377-9060 / Fax 262-377-9770

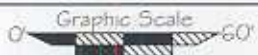
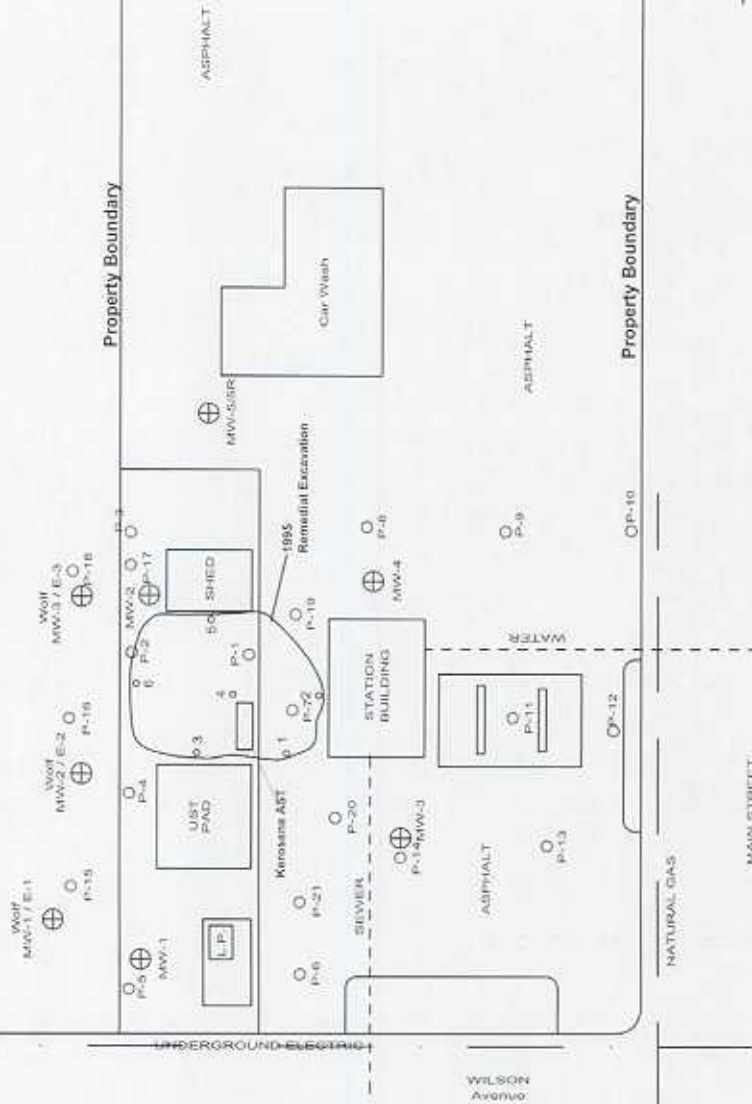


Wolf Property  
Parcel Identification Number  
0711-950

Property Boundary

Property Boundary

Property Boundary



Attachment G

Moraine Environmental, Inc.  
Environmental Management Services



1234 12th Avenue Grafton, WI 53024-1924  
262-377-9060 / Fax 262-377-9770

Drawn By: AAM  
Date: 9-15-04  
Project Ref. No: 824

\*Note: Not a legal survey,  
adapted from field notes

Bullfrog Station  
319 Main Street, Dousman, WI

**TABLE 3**  
**GROUNDWATER QUALITY RESULTS**  
 Bullfrog Station  
 319 North Main Street, Dousman, Wisc.

Sample Location	Sample Date	GRO	DRO	Benzene	Ethylbenzene	MTBE	Toluene	Trimethylbenzenes	Total Xylenes
MW-1	9/21/95	ND	ND	ND	ND	ND	ND	ND	ND
	11/29/95	ND	130.0	ND	ND	ND	ND	ND	ND
	5/3/96	<50	230.0	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0
	9/26/96	<50	<100	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0
	12/30/96	<50	<100	<0.2	<0.3	<0.2	<0.4	<0.3	<0.9
	8/11/97	<50	<100	<0.16	<0.29	<0.20	<0.36	<0.34	<0.94
	2/3/98	<50	<100	<0.16	<0.29	<0.20	<0.36	<0.34	<0.94
	3/12/01	<50	<100	<0.35	<0.37	<0.36	<0.38	<0.37	<0.76
MW-2	5/9/96	240	1,300	<b>23</b>	1.9	<b>25</b>	<1.0	5.1	3.3
	9/26/96	<50	1,000	<b>2.1</b>	<1.0	8.2	<1.0	<1.0	<1.0
	12/30/96	270	1,600	<b>4.2</b>	2.5	<b>47</b>	0.6 Q	5.7	4.2
	8/11/97	760	2,000	<b>50</b>	11.0	<b>720</b>	2.5 Q	8.7	9.4 Q
	2/3/98	280	790	<b>19</b>	0.39 Q	<b>210</b>	1.9	0.57 Q	2.1 Q
PAVED OVER									
MW-3	9/21/95	ND	440	<b>1.4</b>	ND	11	ND	ND	ND
	11/29/95	ND	350	ND	ND	11	ND	ND	ND
	5/3/96	<50	690	<b>7.7</b>	<1.0	<b>27</b>	<1.0	<1.0	<1.0
	9/26/96	<50	320	<0.6	<1.0	<b>39</b>	<1.0	<1.0	<1.0
	12/30/96	<50	210	<0.2	<0.3	<b>29</b>	<0.4	<0.3	<0.9
	8/11/97	<50	100	<0.16	<0.29	<b>32</b>	<0.36	<0.34	<0.94
	2/3/98	84	250	<b>48</b>	<0.29	<b>21</b>	<0.36	<0.34	<0.94
	3/12/01	<50	150	<0.35	<0.37	<0.36	<0.38	<0.37	<0.76
	6/3/03	NA	NA	<b>81</b>	<0.6	<0.58	<0.56	<1.18	<1.84
	10/15/03	NA	NA	<b>13</b>	<0.6	<0.58	<0.58	<1.18	<1.84
	1/28/04	NA	NA	<b>110</b>	<0.60	<0.58	<0.58	<1.18	<1.84
MW-4	9/21/95	400	140	<b>220</b>	ND	<b>23</b>	ND	2.3	38.0
	11/29/95	81	140	<b>51</b>	ND	<b>20</b>	ND	ND	1.4
	5/3/96	94	350	<b>61</b>	<1.0	<b>12</b>	<1.0	<1.0	2.0
	9/26/96	<50	150	<0.6	<1.0	<b>16</b>	<1.0	<1.0	<1.0
	12/30/96	<50	100	<b>1.1</b>	<0.3	<b>21</b>	<0.4	<0.3	<0.9
	8/11/97	<50	<100	<0.16	<0.29	9.9	<0.36	<0.34	<0.94
	2/3/98	90	110	<b>4.3</b>	<0.29	<b>90</b>	<0.36	<0.34	<0.94
	3/12/01	53	190	<b>5.6</b>	<0.37	11	<0.38	<0.37	<0.76
	2/21/02	NA	NA	<b>4.3</b>	<0.82	<b>21</b>	<0.68	<1.86	<2.47
	6/3/03	NA	NA	<b>210</b>	<0.6	9.3	1.1	<1.18	<11.64
	10/15/03	NA	NA	<b>170</b>	<0.6	6.3	0.82	<1.18	<26.64
	1/28/04	NA	NA	<b>270</b>	2.0	10	3.6	<2.3	<34.3
MW-5	9/21/95	ND	450	<b>15</b>	ND	6.4	ND	ND	ND
	11/29/95	ND	140	ND	ND	1.3	ND	ND	ND
	5/3/96	<50	340	<0.6	<1.0	<1.0	<1.0	<1.0	<1.0
	9/26/96	76	630	<b>45</b>	<1.0	<b>18</b>	<1.0	<1.0	<1.0
	12/30/96	57	790	<b>4.3</b>	<0.3	<b>16</b>	<0.4	<0.3	<0.9
	8/11/97	59	580	<b>1.2</b>	<0.29	<b>100</b>	<0.36	<0.34	<0.94
	2/3/98	670	200	<1.6	<2.9	<b>1,300</b>	<3.6	<3.4	<9.4
PAVED OVER									
MW-5R	6/3/03	NA	NA	<b>22</b>	<0.6	2.6	0.84 Q	1.3 Q	4.2
	10/15/03	NA	NA	<b>0.51</b>	<0.60	5.1	<0.58	<1.18	<1.84
	1/28/04	NA	NA	<0.30	<0.60	1.6	<0.58	<1.18	<1.84
E-1 (Wolf)	7/21/00	NA	NA	<0.5	<0.4	<0.5	<0.5	<10.0	<5.0
	3/12/01	NA	NA	<0.39	<0.4	<0.47	0.51	<1.03	<1.4
E-2 (Wolf)	7/21/00	NA	NA	<0.5	<0.4	<0.5	<0.5	<10.0	<5.0
	3/12/01	NA	NA	<0.39	<0.4	<0.5	0.61	<1.03	<1.4
E-3 (Wolf)	7/21/00	NA	NA	<b>18.8</b>	<0.5	5.18	<0.5	<10.0	<5.0
	3/12/01	NA	NA	0.42	<0.4	1.6	0.59	<1.03	<1.4
	6/11/02	NA	NA	<b>40</b>	<0.49	2.8	<0.63	0.5	<1.5
	6/3/03	NA	NA	<b>37</b>	<0.6	1.1 Q	<0.58	<1.18	<1.84
	10/15/03	NA	NA	<b>17</b>	<0.6	<0.58	<0.58	<1.18	<3.34
	1/28/04	NA	NA	<b>14</b>	<0.60	0.82	<0.58	<1.18	<1.84
NR 140 PAL		NSE	NSE	0.5	140	12	200	96	1,000
NR 140 ES		NSE	NSE	5.0	700	60	1,000	480	10,000

Concentrations Expressed as Micrograms per Liter (ug/l)  
 <0.0 - Not Detected at Concentration Above Method Detection Limit  
 Q - Detected Below Laboratory Quantification Limit  
**Bold** = Concentration Exceeds NR 140 Preventive Action Limit  
**Bold** = Concentration Exceeds NR 140 Enforcement Standard  
 NA - Not Analyzed  
 NSE - No Standard Established





Wolf Property  
Parcel Identification Number  
0711-950

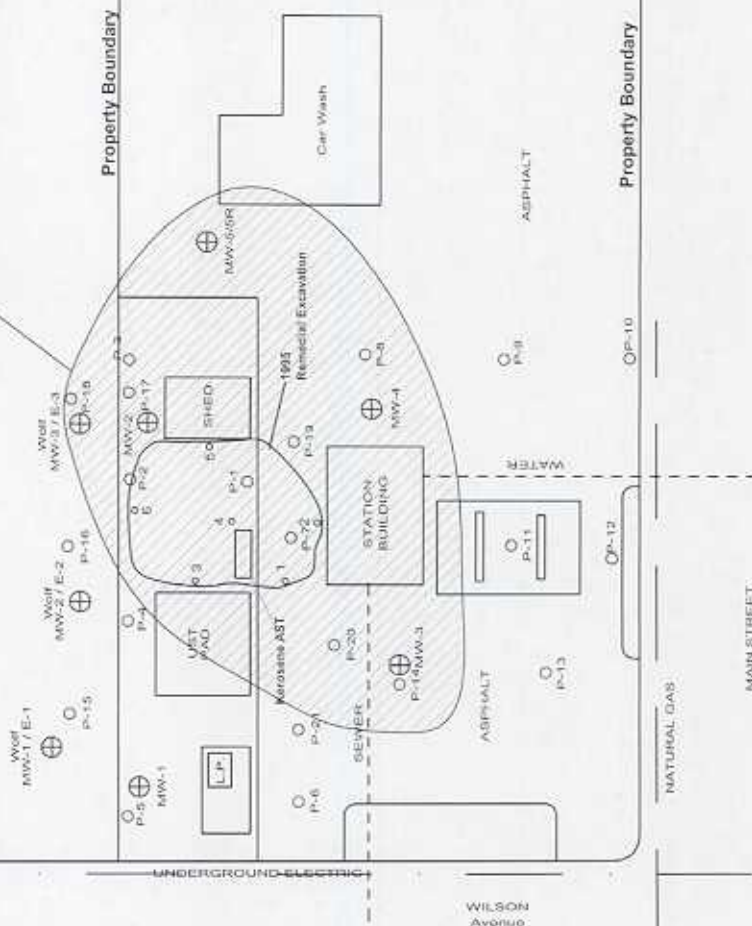
Extent of NR 140 Enforcement Standard Exceedances

Property Boundary

Property Boundary



Property Boundary



Attachment I

Drawn By: AAM

Date: 9-15-04

Project Ref. No: 824

\*Note: Not a legal survey,  
adapted from field notes

Bullfrog Station  
319 Main Street, Dousman, WI

Moraine Environmental, Inc.  
Environmental Management Services



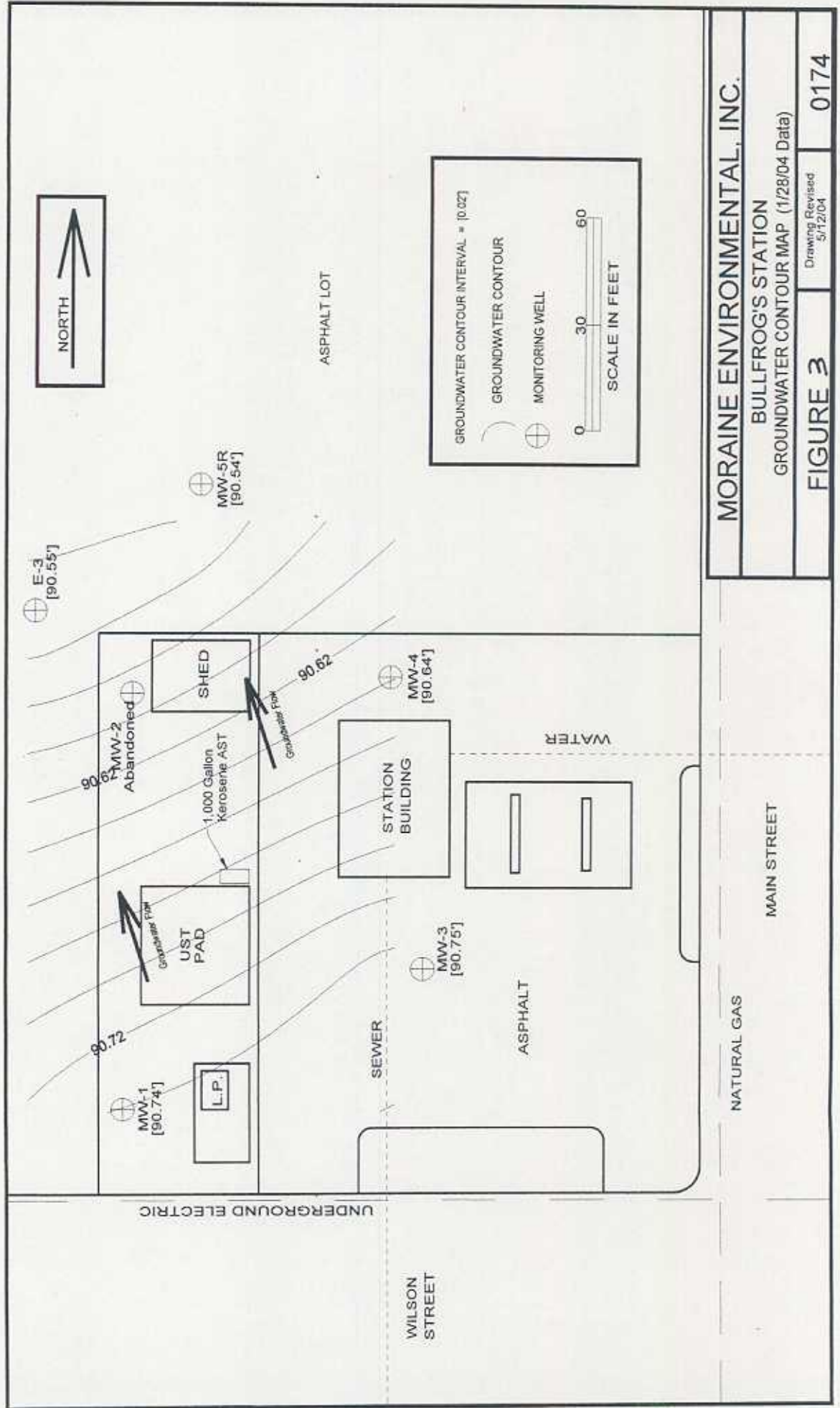
1234 12th Avenue Grafton, WI 53024-1924  
262-377-9060 / Fax 262-377-9770



**TABLE 2**  
**GROUNDWATER ELEVATIONS**  
 Bullfrog Station  
 319 North Main Street, Dousman, Wisc.

Sample Location	Sample Date	Top of Well Casing Elevation	Depth to Water (from TOC)	Groundwater Elevation
MW-1	9/21/95	96.0	5.04	90.96
	11/29/95	96.0	4.81	91.19
	5/3/96	96.0	4.77	91.23
	9/26/96	96.0	NM	--
	12/30/96	96.0	NM	--
	8/11/97	96.0	NM	--
	2/3/98	96.0	4.82	91.18
	3/12/01	96.0	4.70	91.3
	6/3/03	95.63	4.39	91.24
	10/15/03	95.63	5.01	90.62
MW-2	1/28/04	95.63	4.89	90.74
	5/9/96	95.92	NM	--
	9/26/96	95.92	NM	--
	12/30/96	95.92	NM	--
	8/11/97	95.92	NM	--
	2/3/98	95.92	4.55	91.37
Paved Over				
MW-3	9/21/95	96.19	5.21	90.98
	11/29/95	96.19	4.96	91.23
	5/3/96	96.19	4.90	91.29
	9/26/96	96.19	NM	--
	12/30/96	96.19	NM	--
	8/11/97	96.19	NM	--
	2/3/98	96.19	5.11	91.08
	3/12/01	96.19	4.99	91.2
	6/3/03	96.22	4.99	91.23
	10/15/03	96.22	5.61	90.61
MW-4	1/28/04	96.22	5.47	90.75
	9/21/95	96.75	5.97	90.78
	11/29/95	96.75	5.6	91.15
	5/3/96	96.75	5.61	91.14
	9/26/96	96.75	NM	--
	12/30/96	96.75	NM	--
	8/11/97	96.75	NM	--
	2/3/98	96.75	5.9	90.85
	3/12/01	96.75	5.75	91
	6/3/03	96.65	5.88	90.97
MW-5	10/15/03	96.65	6.21	90.44
	1/28/04	96.65	6.01	90.64
	9/21/95	96.11	5.43	90.68
	11/29/95	96.11	5.02	91.09
	5/3/96	96.11	5.08	91.03
	9/26/96	96.11	NM	--
	12/30/96	96.11	NM	--
	8/11/97	96.11	NM	--
MW-5R	2/3/98	96.11	5.33	90.78
	Paved Over			
	6/3/03	96.77	5.94	90.83
	10/15/03	96.77	6.46	90.31
E-1 (Wolf)	1/28/04	96.77	6.23	90.54
	7/21/00	NM	NM	--
E-2 (Wolf)	3/12/01	NM	4.49	--
	Abandoned			
E-3 (Wolf)	7/21/00	NM	NM	--
	3/12/01	NM	4.5	--
E-3 (Wolf)	Abandoned			
	7/21/00	NM	NM	--
	3/12/01	NM	4.94	--
	6/11/02	NM	NM	--
	6/3/03	95.97	5.07	90.90
E-3 (Wolf)	10/15/03	95.97	5.61	90.36
	1/28/04	95.97	5.42	90.55

TOC = Top of Casing for Monitoring Well  
 Benchmark Arbitrarily Set at 100' (Benchmark = top of fire hydrant across Main Street)  
 NM = No Measurement Available



MORaine ENVIRONMENTAL, INC.	
BULLFROG'S STATION	
GROUNDWATER CONTOUR MAP (1/28/04 Data)	
FIGURE 3	Drawing Revised 5/12/04 0174



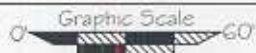
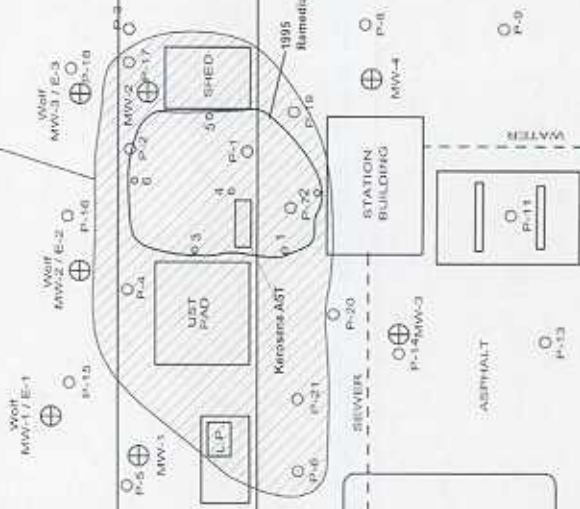
Wolf Property  
Parcel Identification Number  
0711-950

Extent of NR 720 RCL Exceedances

Property Boundary

Property Boundary

Property Boundary



Attachment K

Moraine Environmental, Inc.  
Environmental Management Services



1234 12th Avenue Grafton, WI 53024-1924  
262-377-9060 / Fax 262-377-9770

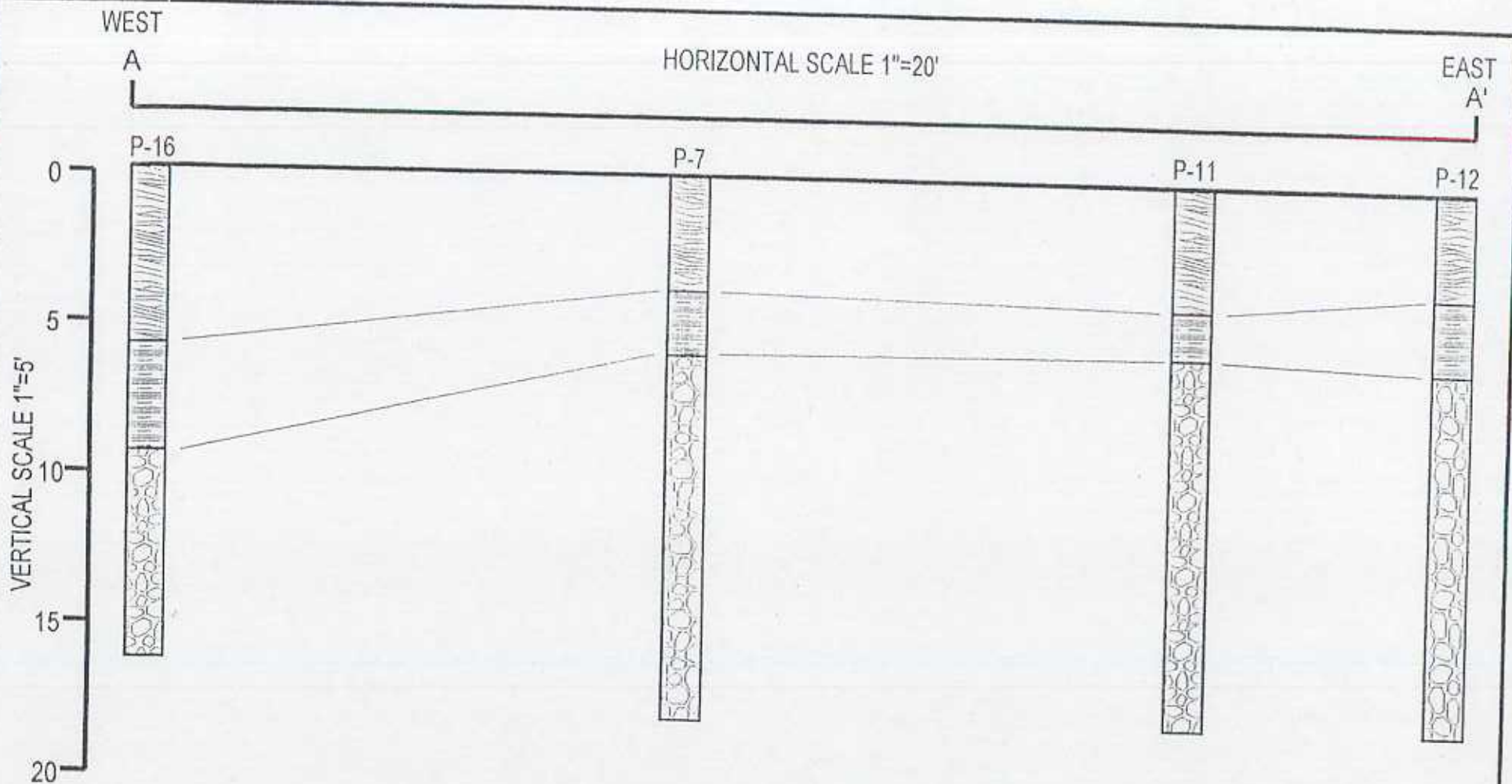
Drawn By: AAM

Date: 9-15-04

Project Ref. No: 824

\*Note: Not a legal survey,  
adapted from field notes

Bullfrog Station  
319 Main Street, Dousman, WI



WELL SORTED FINE TO MEDIUM SAND W/ LITTLE FINES



BLACK ORGANIC-RICH SILT AND CLAY W/ SHELL FRAGMENTS



SAND - SILT - CLAY - GRAVEL FILL MATERIAL

MORaine ENVIRONMENTAL, INC.

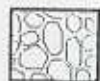
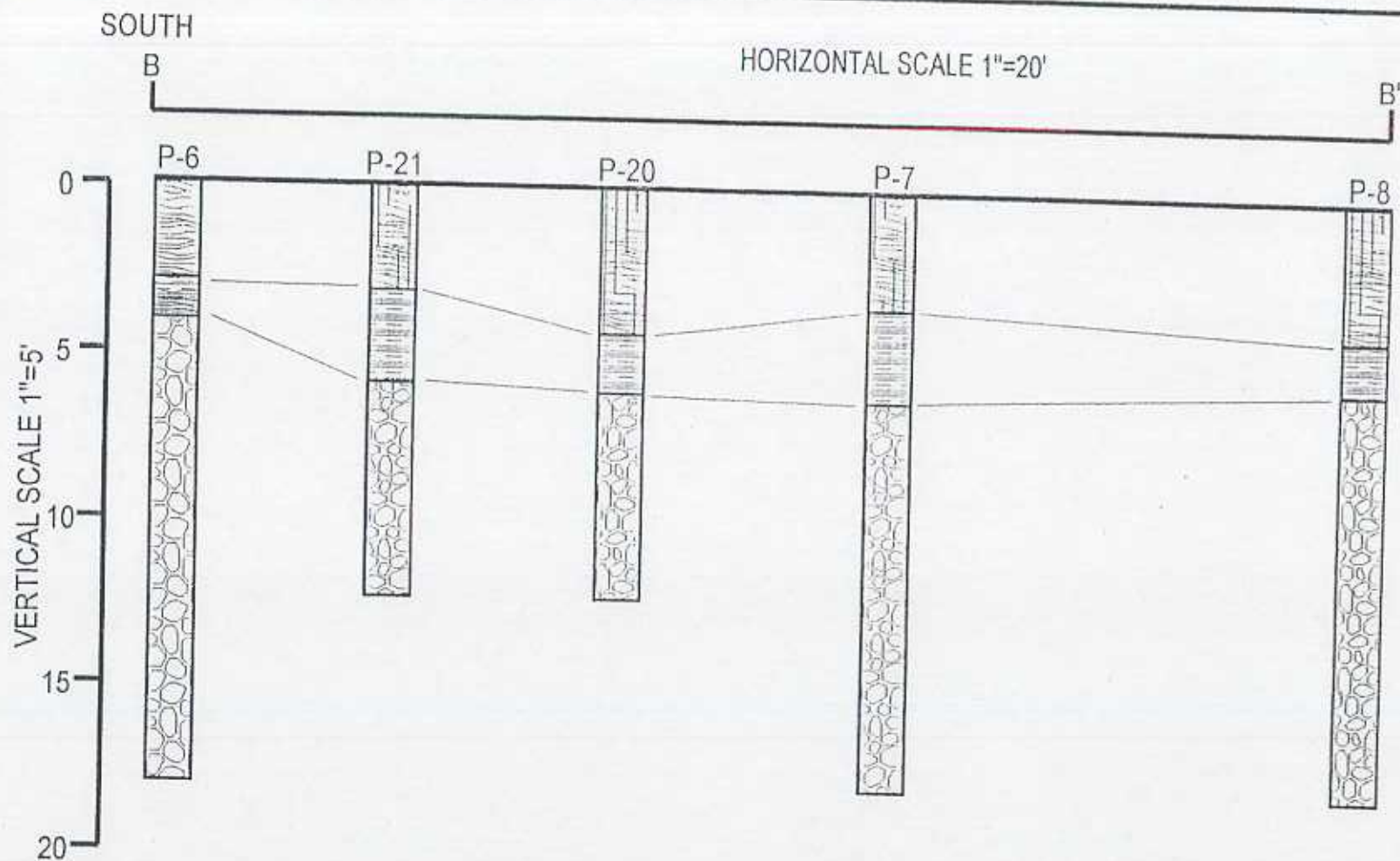
BULLFROG'S STATION  
CROSS SECTION A TO A'

FIGURE 4

0174

4/20/95





WELL SORTED FINE TO MEDIUM SAND W/ LITTLE FINES



BLACK ORGANIC-RICH SILT AND CLAY W/ SHELL FRAGMENTS



SAND - SILT - CLAY - GRAVEL FILL MATERIAL

MORaine ENVIRONMENTAL, INC.

BULLFROG'S STATION  
CROSS SECTION B TO B'

FIGURE 5

0174

4/20/95

## **Bullfrog Station, Inc.**

---

319 N. Main St. ~ Dousman, WI 53118  
Email : frogheat@execpc.com  
Phone 262-965-2679 ~ Fax 262-965-4731  
1-800-310-3427

August 27, 2004

Wisconsin Department of Commerce  
Environmental & Regulatory Services  
101 Pleasant Street, Suite #100A  
Milwaukee, WI 53212-3963

**RE: Petroleum Contaminated Property (Bullfrog Station, Inc. Site)**  
**319 N. Main Street, Dousman, WI**  
**WDNR BRRTS # 03-68-001302**  
**Commerce #53118-9350-19**

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact myself at (262) 965-2679, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,  
Bullfrog Station, Inc.

  
Larry Williams Sr.  
Bullfrog Station, Inc.



September 20, 2004

Wisconsin Department of Commerce  
Environmental & Regulatory Services  
101 Pleasant Street, Suite #100A  
Milwaukee WI 53212-3963

**RE: Wolf Property  
Wilson Avenue, Dousman WI**

**Project #0824**

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

If you should have any questions, please do not hesitate to contact me, or the environmental consultant involved with this site, Moraine Environmental at (262) 377-9060.

Sincerely,

Devin Wolf

Enc.

Please review  
this Deed and Legal  
Description.

Please sign and  
return this  
attached firm letter  
to Moraine Environmental  
1402 7th Ave  
Grafton, WI 53024



*Moraine Environmental, Inc.*  
Environmental Management Services

September 20, 2004

Mr. Devin Wolf  
Wolf Construction Company  
612 North Sawyer Road  
Oconomowoc, Wisc. 53066

**Re: Notification of Petroleum Impacted Soil and Groundwater  
Wolf Property - Parcel ID Number 0711-950  
Dousman, WI**

Dear Mr. Wolf,

On behalf of our client, Mr. Larry Williams, Sr., Moraine Environmental, Inc. (MEI) is giving written notification of the presence of petroleum contaminated soil and groundwater on your property immediately west of Bullfrog Station at 319 N Main Street Dousman WI. The contamination is the apparent result of a past petroleum release from an underground storage tank system at the Bullfrog Station. As required by the Wisconsin Department of Natural Resources, we are informing you of the following:

Groundwater contamination that appears to have originated on the property located at 319 N. Main Street, Dousman, WI has migrated onto your property on Wilson Avenue (Parcel ID Number 0711-950). Additionally, a marginal amount soil containing petroleum contaminants exceeding Chapter NR 720 Soil RCLs may be present near your eastern property boundary adjacent to the Bullfrog property (maps and tables are enclosed for your review). The levels of Benzene contamination in the groundwater on your property are above the state groundwater enforcement standards found in Chapter NR 140, Wisconsin Administrative Code. However, it is our opinion that this groundwater contamination plume is stable or receding and will naturally degrade over time. It appears that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code. Moraine will be requesting that the Wisconsin Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department of Commerce will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the of groundwater contamination (and potential soil contamination) does not appear to be on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this contamination, as long as you and any subsequent property owner comply with the requirements of section 292.13, Wisconsin Statutes (including allowing access to your property for environmental investigation or cleanup, if required). For further information regarding section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 to obtain a copy of the Department of Natural Resources' Publication #RR-589 "Fact Sheet 10: Guidance for Dealing With Properties Affected by Off-Site Contamination".



The Wisconsin Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Wisconsin Department of Commerce that is relevant to this closure request you should mail that information to: Ms. Linda Michalets, Wisconsin Department of Commerce, 101 W. Pleasant Street, Suite 100A, Milwaukee, WI 53212-3963. She can be reached at 414-220-5376.

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 Enforcement Standards (or soil contamination exceeds NR 720 Residual Contaminant Levels) will be listed on the Wisconsin Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps and tables showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards (or soil contamination above NR 720 Residual Contaminant Levels) was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.


Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well Construction standards.

Once the Department of Commerce makes a decision on my closure request it will be documented in a letter. If The Department of commerce grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.wi.us/org/at/et/geo/qwur](http://www.dnr.state.wi.us/org/at/et/geo/qwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

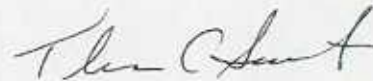
If you need more information, you may contact me at 262-377-9060 or Ms. Linda Michalets at 414-220-5376.

Sincerely,

**MORAINE ENVIRONMENTAL, INC.**



Andrew Malsom  
Project Engineer



Thomas C. Sweet  
President

cc: Mr. Larry Williams, Sr. - Bullfrog Station, Inc.